

HISTORIC DISTRICT COMMISSION

Meeting Minutes

January 14, 2008

CALL TO ORDER:

Kurt Thornton called the meeting to order at 4:11 p.m.

ROLL CALL:

Members Present:	Kathleen Eriksen	Doug Sofia
	Jan Hatch	Kurt Thornton
	Heather Lane-Fowler	Commissioner Susan Baldwin

Staff Present: Glenn Perian, Senior Planner, Planning & Community Development
Kim Tuck, Chief Building Official, Inspections
Leona Parrish, Administrative Assistant, Planning

ADDITIONS / DELETIONS TO AGENDA: Mr. Kevin Kline to provide a presentation regarding future plans for 50 W. Michigan Avenue.

APPROVAL OF PREVIOUS MINUTES:

Motion was made by Ms. Jan Hatch to approve the minutes from November 19, 2007 meeting. Seconded by Ms. Heather Lane-Fowler, all in favor minutes approved as presented.

CORRESPONDENCE: None

OLD BUSINESS: None

REVIEW OF APPLICATIONS:

162 Oaklawn Avenue

Mr. Eenedino Hernandez (owner) was present with an interpreter. Mr. Glenn Perian spoke explaining this petition with the previous information provided noting: 1) Request to tear down and rebuild a porch along the front the house with a new design. 2) Remove rear upper door and replace with similar exterior material. 3) Remove rear garage windows. 4) Remove rear steps and replace with a deck and stairs using treated wood. 5) Repair chimney with similar material and stucco design.

Mr. Kurt Thornton asked if the removal of the rear upper door would be replaced with similar material. Mr. Hernandez stated, yes.

Ms. Heather Lane-Fowler asked if in removing the upper rear door it would become a fire hazard. Mr. Kim Tuck stated that with a single family home, only one egress is needed.

Ms. Heather Lane-Fowler asked if they were removing the existing porch. Mr. Perian stated, yes referring to the new design description. Owner stated he planned on rebuilding with wood.

Mr. Kurt Thornton asked Mr. Hernandez if he had an opportunity to speak with Neighborhoods Incorporated to see if they could help with the funding to rebuild the porch as original design with stucco.

Mr. Hernandez stated he had not had the opportunity to speak to NIBC as he gets off work late.

Mr. Thornton stated he understands the home needs to be repaired, but it is difficult to approve as submitted for the porch, as the HDC guidelines states it should be repaired with like material. He approves of the chimney and rear porch, but would like the front porch to be as original. He asked if they had done a cost comparison to see if it was cost effective.

Ms. Hatch asked owner if the garage windows were in the rear. Mr. Hernandez stated yes.

Mr. Hernandez asked if he could build it similar as the original without being done in stucco.

Mr. Thornton asked Mr. Perian if it needed to be built same as the original. Mr. Perian stated it is up to the Historic District Commission to make that decision.

Ms. Kathleen Eriksen asked Mr. Perian if some of the changes regarding other properties were done because of no funding available; and if it would be appropriate to approve.

Mr. Perian stated it is up to the Historic District Commission to decide, they could have them come back after they speak to Neighborhoods Incorporated to see if they have funding available to them.

Ms. Hatch asked if the adobe needed to be over brick.

Mr. Kim Tuck stated years ago it was layered over wood or wood lap boards, which is why it did not last. The newer system is much better with using mesh or water absorbent material. Flat roofs are more difficult as flashing would need to be designed with exterior plaster that can be applied to foam board also.

Mr. Hernandez stated the stucco had been changed in the past and is not the same as the old original.

Ms. Kathleen Eriksen stated she appreciates the work they have done and does not want to discourage further work. She recommends they approve the work requested except the front porch. She suggest they get a cost analysis to see if it is cost effective to rebuild as original with stucco and bring back to the next scheduled meeting.

MOTION: MADE BY KATHLEEN ERIKSEN TO APPROVE THE FOLLOWING:

- 1) REMOVE REAR UPPER DOOR AND REPLACE WITH SIMILAR MATERIAL.**
 - 2) REMOVE FIVE GARAGE WINDOWS, COVER WITH WOOD AND PAINT.**
 - 3) COVER OVER REAR CONCRETE STEPS WITH TREATED WOOD DECK AND STAIRS.**
 - 4) REPLACE CHIMNEY TOP WITH SIMILAR EXTERIOR MATERIAL.**
- TO DENY THE FRONT PORCH REPLACEMENT; REQUEST THEY GET A COST ANALYSIS TO SEE IF IT IS COST EFFECTIVE TO DO, AND BRING BACK TO THE NEXT MEETING FOR APPROVAL FOR PROPERTY LOCATED AT 162 OAKLAWN AVENUE; SUPPORTED BY JAN HATCH.**

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

49 W. Michigan Avenue

Mr. Glenn Perian updated the commission regarding the change requested for the drop box; they are requesting the approval of an awning over the ATM & night deposit box due to water and ice issues. He provided a photo of the work already done, and noted that it needs to be approved in addition to signage.

Mr. Eugene Diachenko from EUKO Design-Signs, was present on behalf of The Hinman Company, stated a light under the canopy would also need to be approved, because of the canopy shadow reflection. He stated the lettering would be three(3) sq. ft.

MOTION : MADE BY JAN HATCH TO APPROVE THE APPLICATION AS SUBMITTED FOR DROP BOX CANOPY WITH THREE (3) SQ. FT. SIGN LETTERING AND A LIGHT (UNDER CANOPY) FOR PROPERTY LOCATED AT 49 W. MICHIGAN AVENUE; SUPPORTED BY KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

70 W. Michigan Avenue

Mr. Glenn Perian stated that Mr. Brian Conway sent a letter with a packet for review regarding the Central National Tower, 70 W. Michigan Avenue, as being considered for nomination to the National Register of Historic Places by the Michigan Historic Preservation Review Board. He provided a copy for each of the commission members to review. Stated he is to fill out the information and provide recommendation for the national registering if the Historic District Commission decides to approve.

Ms. Kathleen Eriksen asked would this prevent it from being torn down.

Mr. Kim Tuck noted it would require photographer to document and send to the National Register for approval to be demolished, and that would require a higher standard of documentation to be torn down.

Ms. Eriksen asked if this was for tax purposes.

Mr. Tuck stated, yes it would be available for tax credit.

Mr. Doug Sofia noted that the upper stories are already designated as an Enterprise Zone, which is still in effect.

MOTION: MADE BY KATHLEEN ERIKSEN TO APPROVE THE PROPERTY LOCATED AT 70 W. MICHIGAN AVENUE TO BE ADDED TO THE NATIONAL REGISTRY OF HISTORIC PLACES; SECONDED BY HEATHER LANE-FOWLER.

AMENDED MOTION: MADE BY KATHLEEN ERIKSEN TO APPROVE THE PROPERTY LOCATED AT 70 W. MICHIGAN AVENUE TO BE ADDED TO THE NATIONAL REGISTRY OF HISTORIC PLACES AS IT IS A CONTRIBUTING FACTOR; SECONDED BY HEATHER LANE-FOWLER.; SECONDED BY DOUG SOFIA.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

NEW BUSINESS:

50 W. Michigan Avenue: Mr. Kevin Kline, Carroll Development was present to give a presentation regarding the future plans for 50 W. Michigan Avenue (former J.C. Penny and Cereal City Supply location). Mr. Kline spoke of the proposed plans and provided many sketches and photos, noted these were just preliminary and that changes can be made based on the tenants needs. He noted they would use the basement and upper levels also and that the plans are conceptual at this point.

Mr. Kline stated they would be available to receive tax breaks from the State and would also apply for funding from the Downtown Partnership Façade. He stated he would like to get a feel of what the Historic District Commission thinks about the façade look.

Mr. Kim Tuck stated that the second story would need Type B accessible units and that the design would need to be corrected. He stated it would need an escape route from the roof depending on the condos and if the roof meets the criteria, noted it looked like it did and needed to be accessible to all units.

Commissioner Susan Baldwin asked about the design of the Condo suites and the roof design.

Ms. Heather Lane-Fowler and Ms. Jan Hatch stated they liked the façade with the three windows across the front with the larger windows on top with a cap.

Mr. Kline stated this was just a preliminary design and does not want a green roof on the top level, and would also have a roof top courtyard behind the offices on the second level with commercial on the street level.

MOTION WAS MADE BY KATHLEEN ERIKSEN TO APPROVE THE CONCEPTUAL PLANS FOR WINDOWS ON THE FRONT SECOND FLOOR, PENDING FINAL APPROVAL BY THE HISTORIC DISTRICT COMMISSISON FOR PROPERTY LOCATED AT 50 W. MICHIGAN AVENUE; SUPPORTED BY JAN HATCH.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE CONCEPTIONAL PLANS FOR WINDOWS.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Ms. Leona Parrish noted that Mayor Behnke recommended appointing Ms. Laurie Sullivan, 130 Frelinghuysen Ave., to fill the seat vacated by Michael Krug; she had been contacted and accepted. Also, the Mayor requested letters to be sent to a local architect, Mr. Glen E. Harris, Schweitzer Construction Inc., and CSM Group to see if they had any local architects that might be interested on sitting on the Historic District Commission as a replacement for Mr. James Bauer.

Ms. Parrish asked Jan Hatch if she wished to renew her membership which expired January 1, 2008, for an additional three (3) year term with a new term to expire on January 1, 2011. Mrs. Hatch stated

yes, she would like to renew her membership on the Historic District Commission. A resolution will be prepared for City Commission's approval.

Mr. Kurt Thornton stated St. Philip's Parsonage is to be demolished soon, as new structure has been built.

Ms. Heather Lane-Fowler asked about seeing the condos at the Tower Bldg. Ms. Kathleen Eriksen said you can still make appointments to view, told her to call Angela. Ms. Eriksen noted they also have Condo's done and ready to be viewed at 115 W. Michigan Ave.

Commissioner Susan Baldwin asked for the phone number of the owner at 162 Oaklawn Ave., so she could provide it to Neighborhoods Incorporated; NIBC can then contact them to see if they can be of any assistance regarding their property at 162 Oaklawn Ave.

ADJOURNMENT:

Meeting was adjourned at 5:22 p.m., all in favor none opposed.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department

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